

Royal Arms Condominiums
Funds Statement
April 2020

			Operating	Replacement Reserve	Total
			Fund	Fund	Fund Balances
Equity 01/01/2020			63,750.18	138,953.25	202,703.43
Income			67,950.48	35,329.53	103,280.01
Expenses			-64,835.49	-2,297.90	-67,133.39
Net income			3,114.99	33,031.63	36,146.62
Ending Equity			66,865.17	171,984.88	238,850.05
Cash	Operating	1010	27,288.55		27,288.55
Cash	Operating MM	1011	40,391.31	0	40,391.31
	Reserves	1020		171,984.88	171,984.88
	CDARS	1025	0.00	0.00	0.00
Undeposited Funds		12000	494.40		494.40 ***
Accounts Receivable		1200	6,420.70		6,420.70
Prepaid Insurance		1400	13,360.27		13,360.27
Prepaid Expenses		1401	423.70		423.70
Accounts Payable		2000	-5,689.50		-5,689.50
Refund for Overpayment		2001	0.00		0.00
New Owner Fees owed to CAP		2002	0.00		0.00
Move in Fees - Refundable		2005	-3,100.00		-3,100.00
Accrued Payables		2009	0.00		0.00
Prepaid Assessments		2010	-12,724.26		-12,724.26
Insurance Proceeds		2200	0.00		0.00
			66,865.17	171,984.88	238,850.05
Interfund		**	0.00	0.00	0.00

*** Web online payment in April deposited in May

Balance Sheet

Property: Royal Arms Condominium Association
As of 04/30/20 (accrual basis)

ASSETS

Bank

1010 Cash in NW Bank Operating	27,288.55
1011 Cash in NW Bank Operating MM	40,391.31
12000 Undeposited Funds	494.40

Total Bank 68,174.26

Accounts Receivable

1200 Accounts Receivable- Assessments	6,420.70
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Total Accounts Receivable 6,420.70

Other Current Asset

1401 Prepaid Expenses	423.70
1400 Prepaid insurance	13,360.27

Total Other Current Asset 13,783.97

TOTAL ASSETS

88,378.93

LIABILITIES & EQUITY

Liabilities

Accounts Payable

2000 Accounts Payable	5,689.50
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Total Accounts Payable 5,689.50

Other Current Liability

2005 Move In Fees - Refundable	3,100.00
2010 Prepaid Assessments	12,724.26

Total Other Current Liability 15,824.26

Total Liabilities

21,513.76

Equity

3001 Operating Fund Balance Prior Year	63,750.18
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3101 Current Year Income	3,114.99
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Total Equity 66,865.17

TOTAL LIABILITIES & EQUITY

88,378.93

Budget Comparison

Properties: Royal Arms Condominium Association
 Comparison Periods: 4/1/2020 - 4/30/2020 and 1/1/2020 - 12/31/2020 (Accrual Basis)

	Actual 4/1/2020 - 4/30/2020	Budget 4/1/2020 - 4/30/2020	\$ Change	% Change	Actual 1/1/2020 - 4/30/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	% Change
4000 Income								
4001 Regular Assessments	15,671.11	15,671.25	-0.14	0.0%	62,684.44	188,055.00	-125,370.56	0.0%
4100 Interest Revenue	11.62	0.00	11.62	0.0%	112.44	0.00	112.44	-66.7%
4110 Move In/Move Out Fees	100.00	0.00	100.00	0.0%	300.00	0.00	300.00	0.0%
4210 Laundry Room Income	428.45	375.00	53.45	14.3%	1,690.36	4,500.00	-2,809.64	-62.4%
4211 Excess Revenue Forwards	0.00	0.00	0.00	0.0%	1,537.00	0.00	1,537.00	0.0%
4501 Late Charges	158.20	0.00	158.20	0.0%	712.02	0.00	712.02	0.0%
4502 Invoiced Statement Charge	0.00	0.00	0.00	0.0%	120.00	0.00	120.00	0.0%
4506 NSF Charges	0.00	0.00	0.00	0.0%	35.00	0.00	35.00	0.0%
4508 Interest Charges	75.65	0.00	75.65	0.0%	287.37	0.00	287.37	0.0%
4509 Legal Fees	0.00	0.00	0.00	0.0%	271.85	0.00	271.85	0.0%
4510 Compliance	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
4511 Keys and Fobs	0.00	0.00	0.00	0.0%	100.00	0.00	100.00	0.0%
4000 Total Income	16,445.03	16,046.25	398.78	2.5%	67,950.48	192,555.00	-124,604.52	-64.7%
TOTAL INCOME	16,445.03	16,046.25	398.78	2.5%	67,950.48	192,555.00	-124,604.52	-64.7%
5000 Maintenance and Repair Sen								
5001 General Maintenance/Rep:	225.00	750.00	-525.00	-70.0%	1,346.66	9,000.00	-7,653.34	-85.0%
5008 Janitorial Services	700.00	721.00	-21.00	-2.9%	2,800.00	8,652.00	-5,852.00	-67.6%
5050 Electrical	0.00	41.67	-41.67	-100.0%	0.00	500.00	-500.00	-100.0%
5054 Elevators	1,475.57	358.34	1,117.23	311.8%	2,648.43	4,300.00	-1,651.57	-38.4%
5069 Fire/Safety Systems	80.85	45.84	35.01	76.4%	161.70	550.00	-388.30	-70.6%
5122 Lighting	0.00	20.84	-20.84	-100.0%	87.48	250.00	-162.52	-65.0%
5146 Plumbing	0.00	416.67	-416.67	-100.0%	0.00	5,000.00	-5,000.00	-100.0%
5186 Maint/Janitorial Supplies	146.14	83.34	62.80	75.4%	412.99	1,000.00	-587.01	-58.7%
5000 Total Maintenance and Rep	2,627.56	2,437.70	189.86	7.8%	7,457.26	29,252.00	-21,794.74	-74.5%
5200 LANDSCAPING								
5201 Landscape Contract Serv	130.00	133.34	-3.34	-2.5%	520.00	1,600.00	-1,080.00	-67.5%
5211 Irrigation - Backflow Testin	0.00	7.50	-7.50	-100.0%	90.00	90.00	0.00	0.0%
5213 Landscaping Miscellaneous:	2,564.25	208.34	2,355.91	1130.8%	2,564.25	2,500.00	64.25	2.6%
5200 Total LANDSCAPING	2,694.25	349.18	2,345.07	671.6%	3,174.25	4,190.00	-1,015.75	-24.2%

	Actual 4/1/2020 - 4/30/2020	Budget 4/1/2020 - 4/30/2020	\$ Change	% Change	Actual 1/1/2020 - 4/30/2020	Budget 1/1/2020 - 12/31/2020	\$ Change	% Change
5300 UTILITY								
5301 Utility - Water	856.08	533.34	322.74	0.0%	2,993.64	6,400.00	-3,406.36	0.0%
5302 Utility - Sewer	2,132.92	1,391.42	741.50	60.5%	7,511.65	16,697.00	-9,185.35	-53.2%
5303 Utility - Electricity	780.29	894.00	-113.71	53.3%	3,096.93	10,728.00	-7,631.07	-55.0%
5304 Utility - Natural Gas	438.35	437.75	0.60	-12.7%	1,908.73	5,253.00	-3,344.27	-71.1%
5305 Utility - Garbage and Recyc	545.38	545.67	-0.29	0.1%	2,173.80	6,548.00	-4,374.20	-63.7%
5306 Utility - Telephone	268.62	279.17	-10.55	-0.1%	1,069.43	3,350.00	-2,280.57	-66.8%
5308 Utility - Cable Television	1,391.05	1,391.09	-0.04	-3.8%	5,564.20	16,693.00	-11,128.80	-68.1%
5300 Total UTILITY	6,412.69	5,472.44	940.25	0.0%	24,318.38	65,669.00	-41,350.62	-66.7%
5400 ADMIN SERVICES				17.2%				-63.0%
5401 Management Services - Cc	2,100.00	2,100.00	0.00	0.0%	8,500.00	25,200.00	-16,700.00	0.0%
5410 Office Supplies/Printing/Po	34.10	166.67	-132.57	0.0%	432.42	2,000.00	-1,567.58	-66.3%
5438 Legal/Collection Expenses	0.00	416.67	-416.67	-79.5%	442.50	5,000.00	-4,557.50	-78.4%
5442 Consultants	0.00	0.00	0.00	-100.0%	2,362.00	0.00	2,362.00	-91.2%
5446 Accounting/Tax Returns/Ri	0.00	179.17	-179.17	0.0%	0.00	2,150.00	-2,150.00	0.0%
5454 Licenses/Annual Reports	0.00	4.17	-4.17	-100.0%	0.00	50.00	-50.00	-100.0%
5458 Insurance	4,453.42	4,545.34	-91.92	-100.0%	17,813.68	54,544.00	-36,730.32	-100.0%
5400 Total ADMIN SERVICES	6,587.52	7,412.02	-824.50	-2.0%	29,550.60	88,944.00	-59,393.40	-67.3%
5500 Miscellaneous Charges				-11.1%				-66.8%
5501 Late Charges	40.00	0.00	40.00	0.0%	180.00	0.00	180.00	0.0%
5502 Invoiced Statement Charge	0.00	0.00	0.00	0.0%	120.00	0.00	120.00	0.0%
5506 NSF Charge	0.00	0.00	0.00	0.0%	35.00	0.00	35.00	0.0%
5500 Total Miscellaneous Charg	40.00	0.00	40.00	0.0%	335.00	0.00	335.00	0.0%
TOTAL EXPEN	18,362.02	15,671.34	2,690.68	17.2%	64,835.49	188,055.00	-123,219.51	-65.5%
NET OPERATING INCOME	-1,916.99	374.91	-2,291.90		3,114.99	4,500.00	-1,385.01	
NET INCOME	-1,916.99	374.91	-2,291.90		3,114.99	4,500.00	-1,385.01	

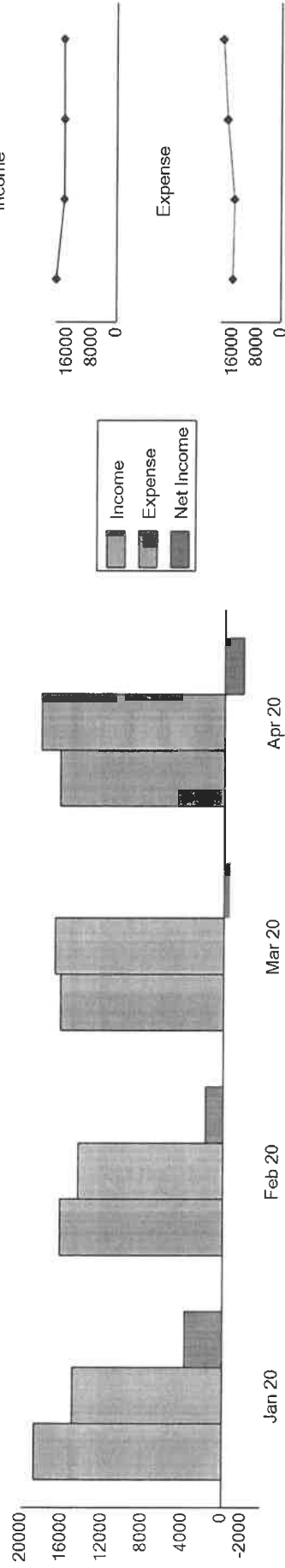
Profit & Loss 12 Month Recap

Property: Royal Arms Condominium Association
 Monthly recap 01/01/20 - 04/30/20 (accrual basis)

	JAN 20	FEB 20	MAR 20	APR 20	TOTAL
INCOME					
4000 Income					
4001 Regular Assessments	15,671.11	15,671.11	15,671.11	15,671.11	62,684.44
4100 Interest Revenue	42.78	35.92	22.12	11.62	112.44
4110 Move In/Move Out Fees	200.00	0.00	0.00	100.00	300.00
4210 Laundry Room Income	392.72	468.44	400.75	428.45	1,690.36
4211 Excess Revenue Forwarded	1,537.00	0.00	0.00	0.00	1,537.00
4501 Late Charges	433.82	60.00	60.00	158.20	712.02
4502 Invoiced Statement Charges	20.00	40.00	60.00	0.00	120.00
4506 NSF Charges	35.00	0.00	0.00	0.00	35.00
4508 Interest Charges	92.37	58.82	60.53	75.65	287.37
4509 Legal Fees	271.85	0.00	0.00	0.00	271.85
4510 Compliance	100.00	0.00	0.00	0.00	100.00
4511 Keys and Fobs	50.00	0.00	50.00	0.00	100.00
4000 Total Income	18,846.55	16,334.29	16,324.51	16,445.03	67,950.48
TOTAL INCOME	18,846.55	16,334.29	16,324.51	16,445.03	67,950.48
EXPENSE					
5000 Maintenance and Repair Services					
5001 General Maintenance/Repair	784.16	150.00	187.50	225.00	1,346.66
5008 Janitorial Services	700.00	700.00	700.00	700.00	2,800.00
5054 Elevators	211.85	211.85	749.16	1,475.57	2,648.43
5069 Fire/Safety Systems	80.85	0.00	0.00	80.85	161.70
5122 Lighting	60.48	27.00	0.00	0.00	87.48
5186 Maint/Janitorial Supplies	110.38	92.00	64.47	146.14	412.99
5000 Total Maintenance and Repair Service	1,947.72	1,180.85	1,701.13	2,627.56	7,457.26
5200 LANDSCAPING					
5201 Landscape Contract Services	130.00	130.00	130.00	130.00	520.00
5211 Irrigation - Backflow Testing	0.00	90.00	0.00	0.00	90.00
5213 Landscaping Miscellaneous	0.00	0.00	0.00	2,564.25	2,564.25
5200 Total LANDSCAPING	130.00	220.00	130.00	2,694.25	3,174.25
5300 UTILITY					
5301 Utility - Water	667.00	751.04	719.52	856.08	2,993.64
5302 Utility - Sewer	1,692.95	1,881.13	1,804.65	2,132.92	7,511.65
5303 Utility - Electricity	801.37	758.81	756.46	780.29	3,096.93
5304 Utility - Natural Gas	538.75	464.92	466.71	438.35	1,908.73
5305 Utility - Garbage and Recycling	542.36	543.03	543.03	545.38	2,173.80
5306 Utility - Telephone	266.46	263.85	270.50	268.62	1,069.43

	JAN 20	FEB 20	MAR 20	APR 20	TOTAL
5308 Utility - Cable Television	1,391.05	1,391.05	1,391.05	1,391.05	5,564.20
5300 Total UTILITY	5,899.94	6,053.83	5,951.92	6,412.69	24,318.38
5400 ADMIN SERVICES					
5401 Management Services - Contract	2,200.00	2,100.00	2,100.00	2,100.00	8,500.00
5410 Office Supplies/Printing/Postage	254.91	110.76	32.65	34.10	432.42
5438 Legal/Collection Expenses	0.00	324.50	118.00	0.00	442.50
5442 Consultants	0.00	0.00	2,362.00	0.00	2,362.00
5458 Insurance	4,453.42	4,453.42	4,453.42	4,453.42	17,813.68
5400 Total ADMIN SERVICES	6,908.33	6,988.68	9,066.07	6,587.52	29,550.60
5500 Miscellaneous Charges					
5501 Late Charges	100.00	20.00	20.00	40.00	180.00
5502 Invoiced Statement Charges	40.00	40.00	40.00	0.00	120.00
5506 NSF Charge	0.00	35.00	0.00	0.00	35.00
5500 Total Miscellaneous Charges	140.00	95.00	60.00	40.00	335.00
TOTAL EXPENSE	15,025.99	14,538.36	16,909.12	18,362.02	64,835.49
NET INCOME	3,820.66	1,795.93	-584.61	-1,916.99	3,114.99

	JAN 20	FEB 20	MAR 20	APR 20	TOTAL
NET INCOME SUMMARY					
Income	18,846.65	16,334.29	16,324.51	16,445.03	67,950.48
Expense	-15,025.99	-14,538.36	-16,909.12	-18,362.02	-64,835.49
NET INCOME	3,820.66	1,795.93	-584.61	-1,916.99	3,114.99



Financial Statement

Property: Royal Arms COA Reserve

01/01/20 - 04/30/20 (accrual)

ASSETS

Bank	
1020 Cash in NW Bank Replacement Reserve	171,984.88
Total Bank	171,984.88
TOTAL ASSETS	171,984.88

LIABILITIES & EQUITY

Equity

Equity	
3002 Replacement Fund Balance Prior Year	138,953.25
Total Equity	138,953.25

Income

4901 Reserve Assessments	34,912.36
4906 Reserve Interest	417.17

Total Income 35,329.53

Expense

8050 Reserve Expense	2,297.90
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Total Expense 2,297.90

Net Income (1/1/2020 thru 4/30/2020) 33,031.63

Total Equity 171,984.88

TOTAL LIABILITIES & EQUITY 171,984.88

Profit & Loss 12 Month Recap

Property: Royal Arms COA Reserve

Monthly recap 01/01/20 - 04/30/20 (accrual basis)

	JAN 20	FEB 20	MAR 20	APR 20	TOTAL
INCOME					
4901 Reserve Assessments	8,728.09	8,728.09	8,728.09	8,728.09	34,912.36
4906 Reserve Interest	151.29	132.16	86.16	47.56	417.17
TOTAL INCOME	8,879.38	8,860.25	8,814.25	8,775.65	35,329.53
EXPENSE					
8050 Reserve Expense	262.50	1,470.00	350.00	215.40	2,297.90
TOTAL EXPENSE	262.50	1,470.00	350.00	215.40	2,297.90
NET INCOME	8,616.88	7,390.25	8,464.25	8,560.25	33,031.63

	JAN 20	FEB 20	MAR 20	APR 20	TOTAL
Income	8,879.38	8,860.25	8,814.25	8,775.65	35,329.53
Expense	-262.50	-1,470.00	-350.00	-215.40	-2,297.90
NET INCOME	8,616.88	7,390.25	8,464.25	8,560.25	33,031.63

NET INCOME SUMMARY

